



Council Communication

Office of the City Manager

Date	November 6, 2006
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Agenda Item No.	45
Roll Call No.	06-
Communication No.	06-694
Submitted by:	Jeb E. Brewer, P.E. City Engineer

AGENDA HEADING:

Hearing on 5th & Keo Parking Garage Lighting Replacement, approving plans, specifications, form of contract documents, engineer's estimate; receive and file bids, designating lowest responsible bidder as Biermann's University Electric Company, Inc., Gary P. Cornelius, President, \$245,690.

SYNOPSIS:

This is a public hearing to allow for public input on the 5th & Keo Parking Garage Lighting Replacement and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. The project includes the removal and replacement of the existing lighting system in the 5th & Keo Parking Garage. Structural repairs have been recently completed in the first four parking levels of the 5th & Keo Parking Garage under a separate contract. The structural repairs on the remaining four levels are currently under design and will be presented to Council to establish a bid date in January 2007. This contract will remove and replace the lighting fixtures and conduits on the first three levels, where structural repairs have been completed, with a more energy efficient lighting system and will replace the lighting in the remainder of the garage after the structural repairs have been completed. The existing lighting system is nearing the end of its design life and should be replaced within the next few years. The proposed lighting system will meet current building code standards, including emergency lighting on each parking level and the stairwells in case of power failure. This system is similar to the lighting system installed in the recently opened 8th and Mulberry Parking Facility.

FISCAL IMPACT:

Amount: \$245,690 Construction Contract (Construction Estimate - \$330,000)

Funding Source: 2006-2007 CIP, Page Parking-6, Parking Facility Maintenance Program, PKG016, Parking System Revenue

ADDITIONAL INFORMATION:

On October 9, 2006, under Roll Call No. 06-1950, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the 5th & Keo Parking Garage Lighting Replacement. Before the City Council can enter into a contract, it must hold a public hearing and approve the proposed plans, specifications, and form of contract documents and engineer's estimate. The improvement includes the removal of the existing lighting and associated systems, supply and install lighting fixtures and associated systems, traffic control and mobilization all in accordance with the contract documents, including Plan Files 467-084/093 in the 5th and Keo Parking

Garage, 525 5th Avenue, Des Moines, IA.

Sealed bids for said improvement were submitted by the following bidders:

Biermann's University Electric Company, Inc., Des Moines, IA
ABC - Electrical Contractors, LLC, Des Moines, IA
Commonwealth Electric Company, Des Moines, IA
The Waldinger Corporation, Des Moines, IA
Ball Electric, Des Moines, IA, Bid read under advisement – see bid tabulation attached to Roll Call.
Baker Electric, Inc., Des Moines, IA

The bids were received and opened at a public meeting presided over by the City Engineer in the City Council Chambers, 2nd Floor, City Hall, 400 Robert D Ray Drive, Des Moines, Iowa at 11:00 a.m. on October 24, 2006.

The City Engineer has determined that the lowest responsible, responsive bid for the construction of said improvement was submitted by Biermann's University Electric Company, Inc., Gary P. Cornelius, President, 512 Elm Street, Des Moines, IA, 50309 in the amount of \$245,690. The Finance Director has determined that funds are available as stated above.

PREVIOUS COUNCIL ACTION(S):

Date: October 9, 2006

Roll Call Number: [06-1950](#)

Action: Ordering construction of 5th & Keo Parking Garage Lighting Replacement – Receiving of bids, (10-24-06), and Setting date of hearing, (11-06-06). (Construction Estimate - \$330,000). ([Council Communication No. 06-641](#)). Moved by Vlassis to adopt. Motion Carried 6-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Partial payments to the contractor and final acceptance of work.